



City of Annapolis

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Historic Preservation Commission VIRTUAL PUBLIC HEARING June 24, 2021

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing as a virtual meeting on June 24, 2021. **Chair** Leahy called the meeting to order at 7:02pm.

Commissioners Present: **Chair** Leahy, **Vice Chair** Collins, Dr. Scott, Williams, Finch

Staff Present: J. Tower, Chief, Historic Preservation, Jacquelyn Rouse, Joel Braithwaite-
Assistant City Attorney

Others Present: Sheryl Wood-Counsel to the Board

Chair Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the land use articles but because there were no public hearing items, he waived administering the oath en masse to all persons intending to testify because there was no public hearings.

C. APPROVAL OF MINUTES

1. April 22, 2021 Meeting Minutes

Vice Chair Collins moved approval of the April 22, 2021 meeting minutes as written. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 4-0. (Mr. Williams abstained from the vote.)

2. May 11, 2021 Meeting Minutes

Vice Chair Collins moved approval of the May 11, 2021 meeting minutes as amended. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

D. OTHER BUSINESS

I. PRE APPLICATION

Chair Leahy reminded those present that this pre application discussion is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants. The applicants acknowledged that this is a pre application discussion and nothing discussed would be binding on the applicants or the HPC. The Applicant acknowledged the statement.

1. St. John's College/Mellon Hall – Pre-Application #3 - Loading dock curtain wall and trash enclosure. Lobby entrance at gallery - new doors, replace lobby curtain wall, main entrance doors, and eliminate the parking lot side doors. Landscaping.

Mr. Reineking explained that the St. John's College/Mellon Hall project is progressing and introduced Mr. Vergason, Landscape Architect. Mr. Vergason prepared the landscaping part of the plan so will discuss the landscaping features specifically the terrace area.

Mr. Vergason shared an aerial photograph of the St. John's College/Francis Scott Key (FSK) Terrace proposed landscape improvements. He discussed the drawings of the various views of the landscaping features from various locations on the site. He described the three pieces of the outdoor plan to include a sizable gathering area, outside area associated with the auditorium to the west and a large area to the west of the observatory. He added that there is a large London plane tree onsite that to be preserved as part of the work. He described the current condition of the FSK Terrace pavement and noted a failure at the northeast building corner. He went over the proposed materials for the terrace to include permeable brick or concrete is also a possibility. He went over the plant palette for the plantings in the two beds to include ferns, bulbs and bushes. Lastly, he discussed another option of a larger capacity terrace for special events.

Mr. Tower noted that the terrace is sympathetic so will be an interesting addition to the project. He had a question regarding why the choice of concrete for the terrace. Mr. Vergason responded that it is the preference of the builder. Mr. Tower prefers stone or precast for the terrace and the stair.

Mr. Reineking went over the updates/changes made since the last pre-application addressing the proposal for the FSK lobby east door. He explained that the proposals would remove the etching and the preferred approach is to omit the doors. The proposal would replace the doors with glass panels and the intent is to maintain the hardware. He briefly discussed the other option to include egress hardware. The proposal would remove the existing hardware to address some of the ADA compliance on the FSK lobby original entry doors. He addressed the new entry door onto the terrace that would use 1988 addition doors. The proposal calls to remove the solar panels from the application.

Chair Leahy summarized that the application for St. John's College/Mellon Hall has two aspects to the project. The first is the plaza and landscape feature on the north façade. The HPC overall believes that this aspect of the project is **feasible** and compliant to the guidelines. The HPC discussed the materials and the concept of using brick in the flat surfaces of the pavement is favored as recommended by the applicant. There was considerable discussion on the treads, steps and the seating wall and that is open to whether it is brick or stone on brick so the applicant should refer to other areas on the campus. The removal of the benches was not an issue. The major issue for further discussion is the scale of the raingarden wall that interrupts the view of the continuous plate glass wall and the recommendation was to seek design alternatives that might mitigate that notwithstanding the fixed utility that might constrain the design. The larger terrace is compliant and feasible.

The design for the exterior that includes the loading dock wall is feasible and the favored option on the lobby doors on the east façade is to change to fixed panels. The discussion on the north entry doors relating to the ADA compliance is that panic bars are favored and the applicant should seek a waiver to have them point down to preserve the visual transparency of the façade so the applicant should pursue this option. There was no discussion on the composition of the plate glass wall because the applicant should provide samples at the next presentation. There was discussion of the doors on the new addition and the option is one large continuous door without a transom on top is more compliant with the guidelines.

K. ADMINISTRATIVE BUSINESS

Chair Leahy read the letter from the Annapolis Environmental Commission (AEC) regarding the living shoreline at St. Mary's Episcopal Church. After a brief discussion, he agreed to draft a response letter to the AEC encouraging continued communication but also explaining the role of the HPC on these types of applications.

Chair Leahy suggested using the HPC's July 22, 2021 meeting for the required training since the HPC generally does not meet in August. He mentioned that Mr. Tower is working with CDAC to schedule the Hillman Garage Presentation on July 13, 2021. Mr. Tower explained that Ms. Fogarty indicated that July 13, 2021 is problematic. The HPC asked Mr. Tower to continue to work with her to schedule the presentation for July 13, 2021.

The HPC agreed to go to in-person meetings at their September 14, 2021 meeting.

Chair Leahy reported that Dr. Scott and Ms. Finch were re-appointed and has to go to Council for approval. Ms. Xavier is still in the nomination process.

Mr. Tower raised the subject of umbrellas for the outdoor dining areas and creating standards if the HPC agree to one for uniformity within these new dining areas and asked if the HPC would consider tents. He believes that umbrellas would be more favorable than tents. **Chair** Leahy noted that he, Ms. Laynor and Dr. Nash worked on this issue last year so need to update the existing guidelines for tents. **Chair** Leahy noted that need to get the existing temporary standards updated to address this issue and there needs to be a work group established for guideline revision for the permanent. This will be an agenda item for the July 13, 2021 meeting.

Mr. Tower discussed the new artifacts found at the City Gate location.

J. ADJOURNMENT

With there being no further business, **Vice Chair** Collins moved to adjourn the meeting at 8:59pm. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is July 13, 2021 as a virtual meeting.

Tami Hook, Recorder